

## Loudoun County, Virginia

### Department of Planning

1 Harrison Street, S.E., 3<sup>rd</sup> Floor, MSC #62, Leesburg, VA 20177-7000  
703/777-0246 • Fax 703/777-0441

### REQUEST FOR FORMAL PRE-APPLICATION CONFERENCE REQUEST TO WAIVE PRE-APPLICATION CONFERENCE

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Applicant Westbrook Properties

Phone (703) 391-1102

Applicant's Address 10740 Parkridge Boulevard, Suite 110, Reston, VA 20191

Representative (Contact Person) Jeffrey A. Nein, AICP

Phone (703) 456-8103

Representative's Company Cooley LLP

email jnein@cooley.com

Representative's Address 11951 Freedom Drive, Reston, VA 20190

Current Property Owner Arcola LP and Arcola Residential Development LLC

Owner's Address c/o Buchanan Partners, 9841 Washingtonian Boulevard, Suite 300, Gaithersburg, MD 20878-7353

Project MCPI # (Map Cell Parcel Indicator #) See Attached List

Proposed Application: Amendments of CDP, proffers and SPEX approved with ZMAP 2006-0015, Arcola Center, as amended by ZCPA 2009-0009 and ZCPA 2012-0004, and rezoning of PD-CC(RC) district to PD-IP to coordinate with ZCPA and ZMAP proposed for The Shops (see PRAP 2016-0033).

Project Location North side of Route 50, south side of Evergreen Mills Road, and both sides of future Arcola Boulevard

Existing Zoning See Attached List

Project Acreage 254.7 (approx.)

Election District Blue Ridge

#### Proposed Application Type:

Zoning Map Amendment (ZMAP)

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Zoning Concept Plan Amendment (ZCPA)

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Zoning Ordinance Modification (ZMOD)

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Rt. 28 Rezoning to Current Zoning Ordinance (ZRTD)

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Special Exception (SPEX)

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Minor Special Exception (SPMI)

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Sign Development Plan (SIDP/SPMI)

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Commission Permit (CMPT)

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### PLEASE SUBMIT 8 COPIES OF APPLICATION AND ALL REQUIRED INFORMATION TO THE DEPARTMENT OF PLANNING

Please attach to this request form:

1. Sketch map(s) of the site
2. Description of proposed project or use
3. Description of existing environmental, topographical, and structural features on the site to the extent they are known
4. Graphics illustrating the scale, location and design of any buildings or structures to the extent they are known
5. List of issues to be discussed at the conference OR if a conference waiver is requested, justification for the waiver.

Pursuant to Article VI of the Revised 1993 Zoning Ordinance, I request a pre-application conference to discuss the application outlined above and the procedures or substantive requirements of the Zoning Ordinance. I understand that no comments made at this meeting shall be binding on either the applicant or the County. I understand the Director of Planning has the discretion, on request, to waive the conference if the waiver does not affect the submission or review of the application.

Applicant's Signature

Date

5/10/16

PRAP2011Rev12

Revised 09/02/2013

**PRE-APPLICATION CONFERENCE**

**ARCOLA CENTER**

**OWNER, TAX MAP, ZONING and ACREAGE INFORMATION**

**ARCOLA CENTER**

<b>Owner</b>	<b>PIN</b>	<b>Zoning District</b>	<b>Acreage</b>
Arcola LP c/o Buchanan Partners LLC 9841 Washingtonian Blvd., Ste. 300 Gaithersburg, MD 20878-7353	163-26-7931	PD-CC(RC)	43.93
	162-17-2899	PD-IP	15.94
	163-26-9824	PD-IP	31.68
	163-36-7830	PD-IP & PD-TC	144.42
Arcola Residential Development LLC c/o Buchanan Partners LLC 9841 Washingtonian Blvd., Ste. 300 Gaithersburg, MD 20878-7353	163-26-5032	R-8	4.95
	163-26-4764	R-16	5.22
	163-36-4492	R-16	2.23
	163-26-3341 (part)	R-24	5.80

## **PRE-APPLICATION CONFERENCE REQUEST**

### **ARCOLA CENTER**

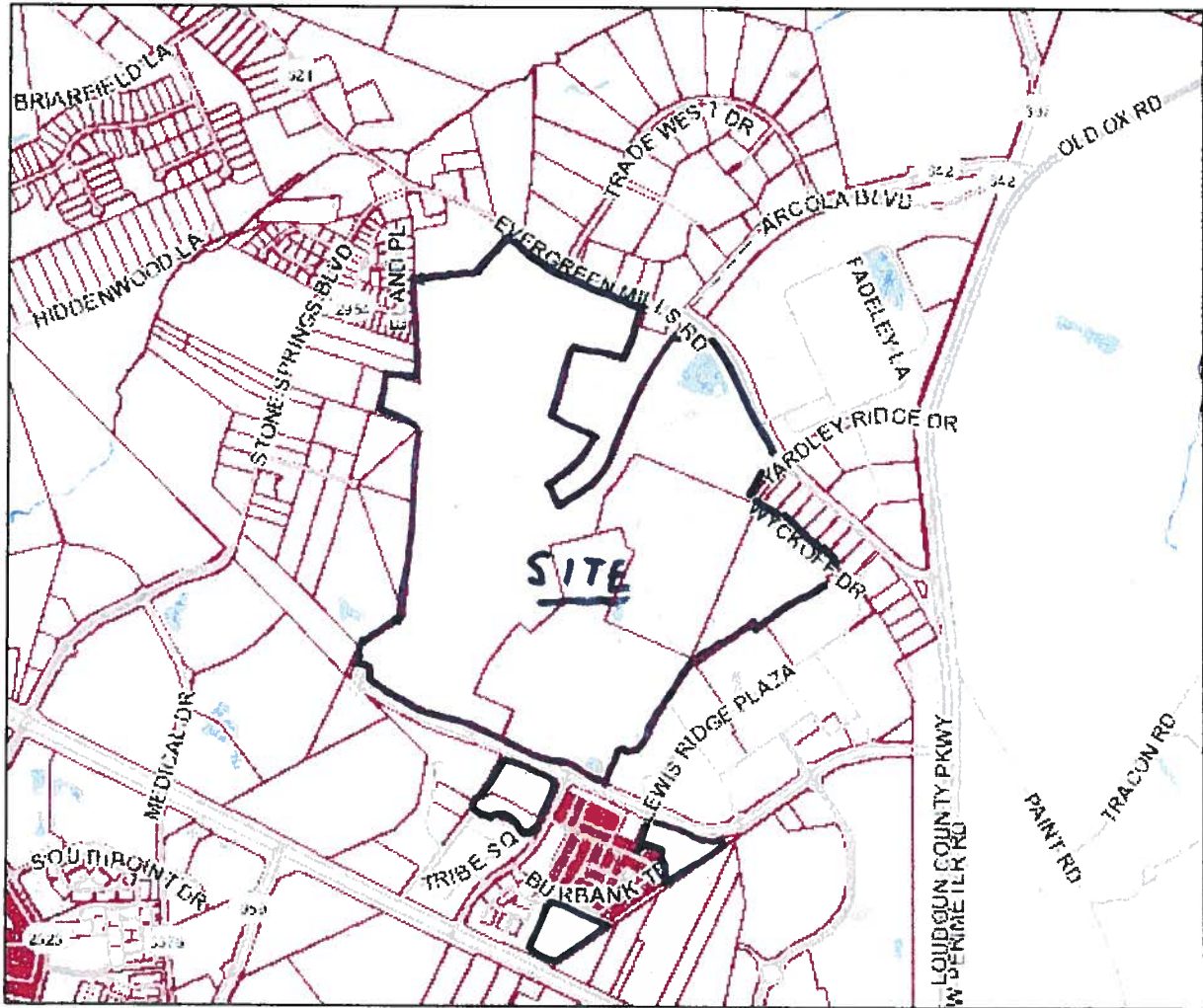
#### **ZMAP, ZCPA and SPEX APPLICATION**

##### **Project Description**

Westbrook Properties (the “Applicant”) intends to file a ZMAP and ZCPA application to rezone the PD-CC(RC) zoning district for Arcola Center approved under ZMAP 2006-0015 to PD-IP and to re-plan the expanded PD-IP district for a mix of light industrial uses. The Applicant will also re-visit the special exception for office and hotel uses approved with SPEX 2007-0007 and intends to re-plan the internal street network in the PD-TC and expanded PD-IP districts to facilitate access within Arcola Center. This re-planning effort for Arcola Center will be coordinated with the Applicant’s plans to expand the PD-CC(RC) district for The Shops, as discussed with PRAP 2016-0033. An exhibit is attached that depicts the proposed adjustments to the PD-IP and PD-CC(RC) areas.

Arcola Center is located north of Route 50 and south of Evergreen Mills Road to the west of Loudoun County Parkway in the Blue Ridge Election District. This area is planned for Business uses under the Revised General Plan.

# VICINITY MAP





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